

1063

DEDICATION:

Know all men by these presents that we, the undersigned, owners in fee simple and parties in interest of the land hereon described, hereby declare this Planned Residential Development and dedicate to the Homeowners Association of this plot of "COTTAGE GLEN," the "Tract B" within said Planned Residential Development, and the undersigned owners interest in said Private Road Tract A shown hereon and the use of said areas and easements for all purposes not inconsistent with the use thereof for private road and the right of said Homeowners Association to make all necessary slopes for cuts and fills upon the lots and tracts within said Planned Residential Development in the reasonable original grading of the roads shown hereon in accordance with the approved plans for grading, together with the right to drain said roads over and across any lot or lots within said Planned Residential Development where water might take a natural course following the grading of said roads.

Also, similarly dedicated is that area shown as "TRACT C" within said Planned Residential Development and the undersigned owners interest in said tract shown hereon to Scatter Head Water District for their sole responsibility and purposes.

Also, know that we the undersigned, owners in fee simple of the land herein described and the water tank shown constructed thereon, herein indemnify and save the County harmless from and against any loss, liability and claims thereof, howsoever caused, resulting directly or indirectly from the established construction, drainage and maintenance of said tank.

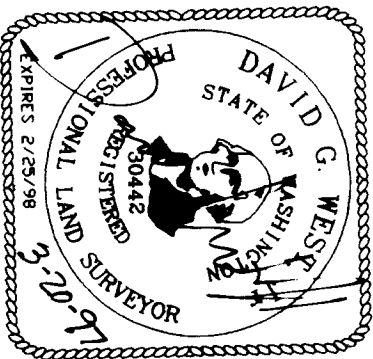
The undersigned declarant hereby certify that this Planned Residential Development is made as their free and voluntary act and deed

In witness whereof we have hereunto set our hands and seals this 24th day of March, 1997

James E. Crosby
Randall E. Crosby (Owner)
James E. Crosby
Teresa L. Crosby (Owner)
William R. Porter
William R. Porter (Owner)
Robert K. Porter
R.K.P. Enterprises, Inc. by Robert K. Porter, Pres. (Owner)
Thomas W. Lane
for Frontier Bank

LEGAL DESCRIPTION:

The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 28 North, Range 3 East, W.M. Situate in the County of Island, State of Washington.

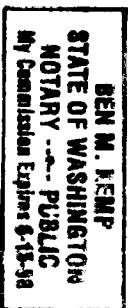


State of Washington)
ss
County of Snohomish

On this 21 day of March, 1997, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas W. Lane, known to me to be the officer of Frontier Bank, which corporation has executed the foregoing instrument, and said named officer acknowledged the said instrument to be the free and voluntary act & deed of such party of for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal the day and year first above written

Ben M. Kemp



Notary Public in and for the State of Washington, residing at Lynnwood
My commission expires: 6-15-98

3268207

POR. N.W. 1/4, SEC. 15, TWP. 28 N., RGE. 3 E. W.M.
COUNTY OF ISLAND, STATE OF WASHINGTON

ACKNOWLEDGMENTS:

State of Washington)
ss
County of Island

I, Sean M. Porter, Notary Public in and for the State of Washington, do hereby certify that on this 24th day of March, 1997 personally appeared before me Randall E. & Teresa L. Crosby, Husband and Wife to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

Signed and sworn to before me this 24 day of March, 1997

Sean M. Porter
Notary Public in and for the State of Washington, residing at Broadland
My commission expires: 1-17-99



State of Washington)
ss
County of Island

I, Sean M. Porter, Notary Public in and for the State of Washington, do hereby certify that on this 24th day of March, 1997 personally appeared before me William R. Porter, to me known to be the individual described in and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

Signed and sworn to before me this 24 day of March, 1997

Sean M. Porter
Notary Public in and for the State of Washington, residing at Broadland
My commission expires: 1-17-99



State of Washington)
ss
County of Island

On this 24th day of March, 1997, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert K. Porter, known to me to be the President of R.K.P. Enterprises, Inc., which corporation has executed the foregoing instrument, and said named officer acknowledged the said instrument to be the free and voluntary act & deed of said corporation of which he is an officer for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal the day and year first above written

Ben M. Kemp

Notary Public in and for the State of Washington, residing at Hayley
My commission expires: 10-15-98

FILE NO. PRD 001/94
DATE: 4-7-97
ISLAND COUNTY PARCEL NO. R32815-285-0360

DRAWN BY: B.P.	DATE: 03/18/97	JOB NO. 92001
CHECKED BY: D.G.W. Jr.	SCALE: N/A	SHEET/OF: 1/3



A.F.M. INDUSTRIES, INC.
3924 204th STREET S.W.
LYNNWOOD, WA. 98036
PHONE: (206)778-1649 (OFFICE)
(206)778-6892 (FAX)

3268207

70

COTTAGE GLEN
FOR N.W. 1/4, SEC. 16, TWP. 28 N., RGE. 3 E. W.M.
COUNTY OF ISLAND, STATE OF WASHINGTON

FILE NO. PRD 001/94
DATE: 4-7-97
ISLAND COUNTY PARCEL NO. R32815-285-0380

APPROVING AUTHORITY'S CERTIFICATE:

This Planned Residential Development conforms to the requirements of a Planned Residential Development as established by chapter 16.17 Island Co. Code, and is hereby approved this 31st day of March, 1997.

Vincent J Moore
Director of Planning and Community Development

RESTRICTIONS:

A portion of this property is encumbered by steep slopes (>15% by definition). No grading (clearing, excavation, filling) is permitted within 100 feet of said areas until such time as an approved grading permit, or waiver therefrom is obtained from Island County Engineering Department, unless said grading has been approved as part of the permitting process.

No mobile homes shall be permitted.

No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without prior approval of the Island County Engineering Department.

The PRD is limited to a total of 26 lots as shown. No further subdivision within the PRD shall be allowed.

No bees, animals, livestock, or poultry shall be commercially raised or bred on any lot.

No storage of mobile homes, boats, trailers, campers, or similar vehicles may be done without approved screening.

All utility lines shall be installed underground.

Clearing on individual lots within the PRD shall be kept to the minimum necessary to survey the new lot lines and obtain required soil logs. No lot should be cleared further until the individual landowner is prepared to either build on the lot or install and maintain residential landscaping on the lot.

A 20 foot wide building setback is established along the rear lot line of lots 1 to 7 and lots 14 to 19 unless a smaller building setback is necessitated by septic design concerns. Before reducing the setback, the owner of the lot must obtain approval of an administrative setback reduction from the Planning Department.

A 10 foot wide natural vegetation buffer shall be maintained along the north boundaries of lots 18 and 19, unless a smaller natural vegetation buffer is necessitated by septic design concerns. Before reducing the buffer, the owner of the lot must obtain approval of an administrative setback reduction from the Planning Department.

EASEMENT PROVISIONS:

Non-exclusive easements are hereby reserved for and granted to Puget Sound Power and Light Company Inc., TCI Cablevision of Washington, Inc., Whidbey Telephone Company, Scatterel Head Water District, and their respective successors and assigns under and upon the PRIVATE ROAD TRACT A as shown hereon under and upon the exterior ten feet in width parallel with and adjoining the street frontage of all lots and tracts hereon and under and upon other utilities easements shown hereon in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, pipe and wires with necessary facilities and appurtenances for the purpose of serving the development and other property with electric, telephone and utility service together with the right to enter upon the lots and tracts at all times for the purpose herein stated.

CONSERVATION NOTE:

Tract B and N.G.P.E.'s, as shown and identified hereon, is preserved in perpetuity as community open space and shall be left in a substantially natural state. No clearing, grading, filling, building construction or placement, or road construction of any kind shall occur within this area, provided that underground utility lines and drainage discharge swales and water tower drainage system may cross this area utilizing the shortest alignment possible. Removal of vegetation by the property owners shall be limited to that which is hazardous.

EXCEPT that area within "Tract B" shown and identified hereon as "TOT LOT/PICNIC AREA"

NOTES:

1. Island County has no responsibility to build, improve or maintain the private roads contained within or private roads providing access described in this development.
2. Approval of this subdivision does not guarantee the issuance of sewage disposal system permits.

COMMISSIONER'S APPROVAL:

This Planned Residential Development conforms to the requirements of a Planned Residential Development as established by chapter 16.17, Island County Code, and is hereby approved this 7th day of April, 1997.

Tim Smalley
Chairman
Wm G. Gerl
Commissioner

ENGINEER'S APPROVAL:

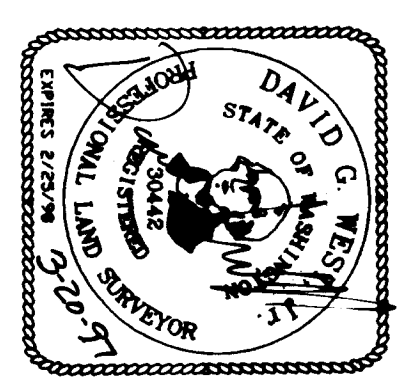
Examined and approved in accordance with R.C.W. 58.17.160(1) and chapter 11.01 ICC, this 31st day of MARCH, 1997.

Pat Allen
Island County Engineer

SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Island County and the Washington State survey recording act, in the month of April, 1997.

Daniel Smith
Certificate No. 30442



TREASURER'S CERTIFICATE:

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year 1997.

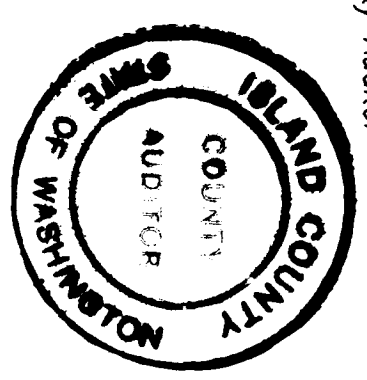
Theresa D. Bartlett
Signature & Seal



RECORDING CERTIFICATE:

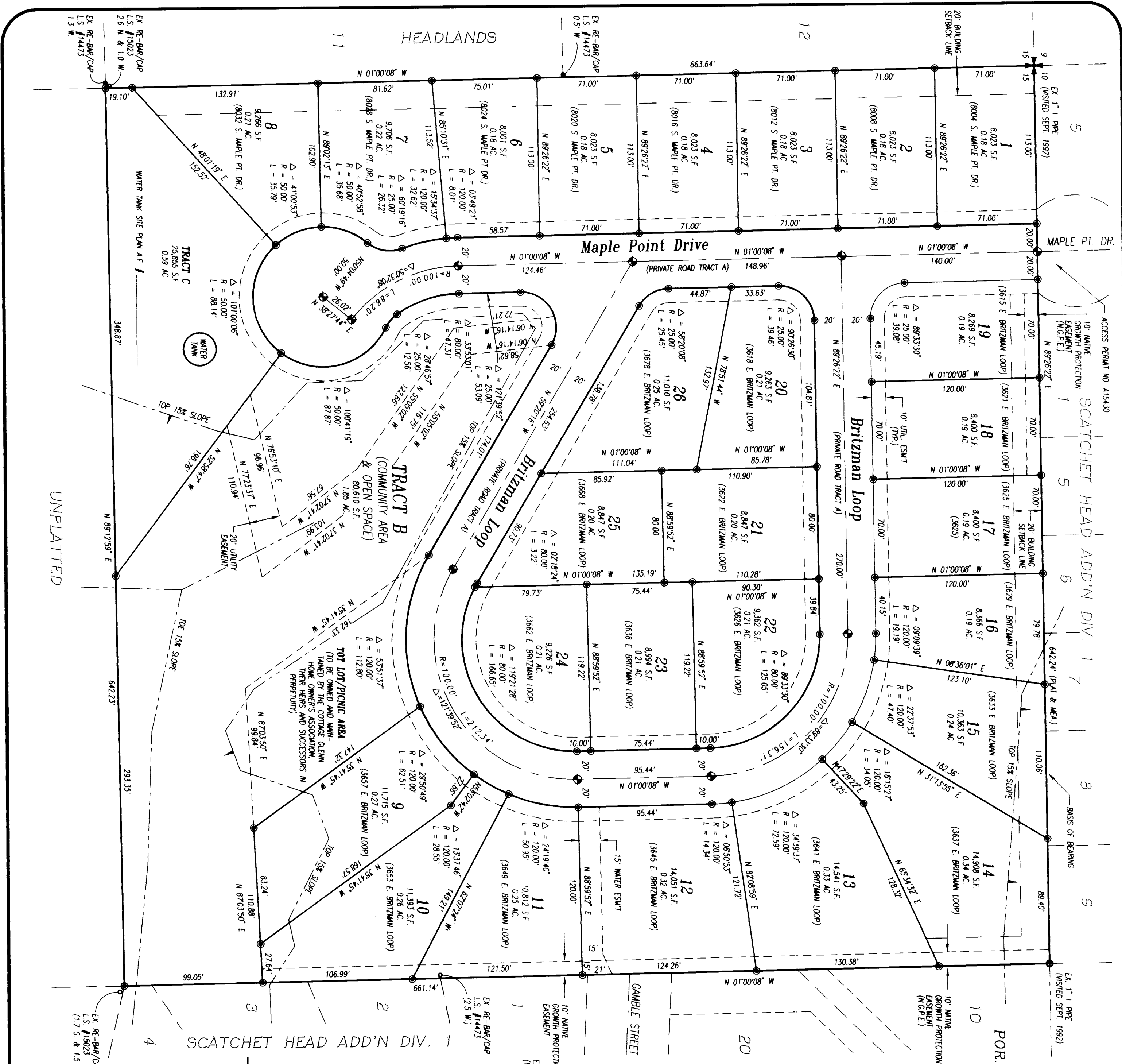
Filed for record of the request of RKE Enterprises this 7th day of April, 1997, at 11:27 A.M., in vol. L of plate page(s) 63-71, under auditor's file no. 97004633, records of Island County, Washington.

Theresa D. Bartlett
Island County Auditor



DRAWN BY:	B.P.	DATE:	03/18/97	JOB NO.:	92001
CHECKED BY:	D.G.W. Jr.	SCALE:	N/A	SHEET OF:	2/3

A.F.M. INDUSTRIES, INC.
3924 204th STREET S.W.
LYNNWOOD, WA. 98036
PHONE: (206)778-1649 (OFFICE)
(206)778-6892 (FAX)



COTTAGE GLEN
POR. N.W. 1/4, SEC. 15, TWP. 28 N., RGE. 3 E. W.M.
COUNTY OF ISLAND, STATE OF WASHINGTON

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

EQUIPMENT & PROCEDURE:
LEICA TC1010 TOTAL STATION FOR FIELD TRAVERSE
PRECISION METERS ON EXCEEDS STANDARDS SET BY
W.A.C. 352-150-090

LEGEND:
● SET 4" SO. CONC. MON. W/7" BRASS DISC. STAMPED "30442"
● SET 1/2" X 24" REBAR/CONC. STAMPED "JAN 30/442"

DAVID G. WEST
REGISTERED LAND SURVEYOR
EXPIRES 2/29/98

FILE NO. PRD 001/94
DATE: 4-7-97
ISLAND COUNTY PARCEL NO. R32815-205-0360

DRAWN BY:	D.G.W. Jr.	DATE:	03/18/97	JOB NO.:	92001
CHECKED BY:	D.G.W. Jr.	SCALE:	AS SHOWN	SHEET OF:	3/3

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